126.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,191,800	/	1,191,800
USE VALUE:	1,191,800	/	1,191,800
ASSESSED:	1,191,800	/	1,191,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE KEVIN SHAO-KWAN
Owner 2:	LEE HSU-YI
Owner 3:	
Street 1:	31 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEE KEVIN SHAO-KWAN & HSU-YI -
Owner 2:	LEE SHIRLEY Y/TRUSTEE -
Street 1:	31 BAILEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8746.000	572,400	5,300	614,100	1,191,800
Total Card	0.201	572,400	5,300	614,100	1,191,800
Total Parcel	0.201	572,400	5,300	614,100	1,191,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.30 /Parcel: 551.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81262

GIS Ref

GIS Ref

Insp Date 04/21/18

!9777!

PREVIOUS ASSESSMENT

Parcel ID 126.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	572,400	5300	8,746.	614,100	1,191,800		Year end	12/23/2021
2021	101	FV	555,600	5300	8,746.	614,100	1,175,000		Year End Roll	12/10/2020
2020	101	FV	555,600	5300	8,746.	614,100	1,175,000	1,175,000	Year End Roll	12/18/2019
2019	101	FV	419,200	5300	8,746.	648,300	1,072,800	1,072,800	Year End Roll	1/3/2019
2018	101	FV	365,500	5300	8,746.	477,700	848,500	848,500	Year End Roll	12/20/2017
2017	101	FV	365,500	5300	8,746.	457,200	828,000	828,000	Year End Roll	1/3/2017
2016	101	FV	365,500	5300	8,746.	423,100	793,900	793,900	Year End	1/4/2016
2015	101	FV	357,000	5300	8,746.	354,800	717,100	717,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:35:58

LAST REV

Date	Time
04/05/21	14:50:09
jorourke	

PAT ACCT. 9777

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE FRANK S & S	76814-510	1	1/28/2021	Family	599,250	No	No		
JOHN DAVID T &	69556-399		7/5/2017	Change>Sale	1,045,000	No	No		
KIM YEOUNG KI--	62402-32		8/6/2013		745,000	No	No		
	20855-563		11/1/1990		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2019	170	Solar Pa	19,010	C				
10/29/2018	1614	Insulate	1,929	C				
11/28/2017	1576	Heat App	15,000	C				
10/23/2017	1406	Add Att	207,225					
3/29/2017	340	Porch	7,500	C				
10/14/2009	984	Re-Roof	13,000					
11/8/2000	891	Add Bath	20,000	C				ADD 1 FULL BATH- 1
8/24/1998	622	Wood Dec	3,000					13X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2021	SQ Returned	JO	Jenny O
3/24/2021	SQ Mailed	MM	Mary M
4/30/2018	SQ Returned	MM	Mary M
4/21/2018	Inspected	PH	Patrick H
4/13/2018	Measured	CC	Chris C
2/6/2009	Measured	336	PATRIOT
4/13/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8746		Sq. Ft.	Site		0	90.	0.78	10									614,142						614,100	

Total AC/HA:	0.20078	Total SF/SM:	8746	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	614,142	Spl Credit		Total:	614,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16546392
Const Adj.:	0.99495000
Adj $ / SQ:	150.745
Other Features:	116259
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599962
Depreciation:	27598
Depreciated Total:	572364

COMMENTS

UAT-PLYWOOD FL & NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	4		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

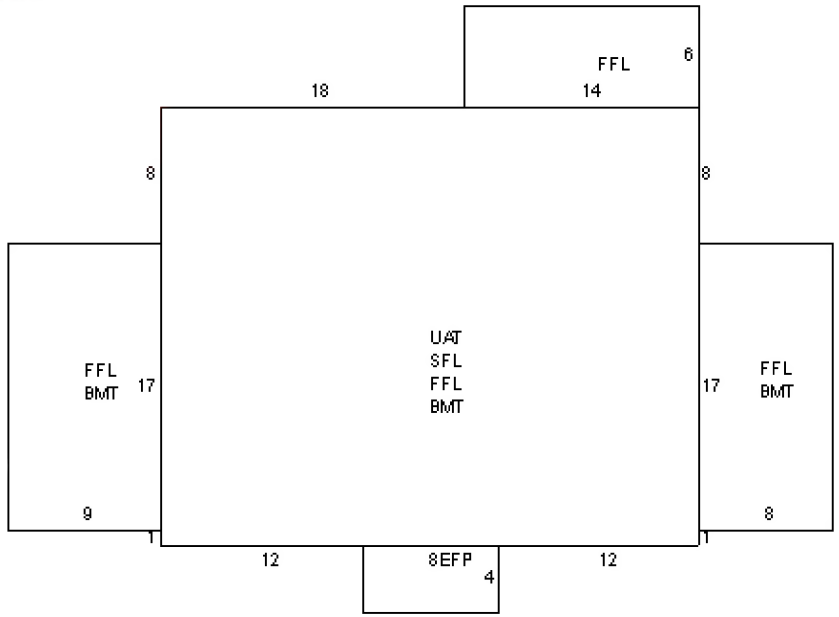
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.40
Special Features:	0	Val/Su Net:	168.45
Final Total:	572400	Val/Su SzAd	281.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,205	150.750	181,648
BMT	Basement	1,121	45.220	50,696
SFL	Second Floor	832	150.750	125,420
UAT	Upper Attic	208	93.760	19,503
EFP	Enclos Porch	32	72.230	2,311
	Net Sketched Area:	3,398	Total:	379,578
Size Ad	2037	Gross Area	4022	FinArea 2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X22	A	AV	1925	20.98	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:	Total: 5,300

IMAGE

AssessPro Patriot Properties, Inc